WARRANTY DEED

Karen Johnson Davidson County
Batch# 217005 DEEDWARR
04/12/2019 10:21:54 AM 2 pgs
Fees: $13.00 Taxes: $1,726.05

20190412-0033557

JANICE H. COLLINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $466,500.00

Tina Quyton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of April 2019.

Janice H. Collins
Notary Public

MY COMMISSION EXPIRES: 7/5/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Wade Allen George Cable and Coleen Vendela Cable	New Owner	072 11 4A 001.00
(NAME)	(NAME)	
1810A Sherwood Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Brandon Lee Lenzmeier and Rachel Lenzmeier, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Wade Allen George Cable and Coleen Vendela Cable, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. A as set forth in the Declaration of Covenants, Conditions and Restrictions for 1810 Sherwood Lane Homes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160812-0084226, in the Register's Office for Davidson County, Tennessee. Reference is hereby made to the site plan attached as Exhibit "B" to said Declaration for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company by Warranty Deed from McGowan Investments, Inc., a Tennessee Corporation dated September 2, 2016 and recorded September 8, 2016 as Instrument No. 201609080094688, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Brandon Lee Lenzmeier, a single person by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company dated May 12, 2017 and recorded May 17, 2017 as Instrument No. 201705170048704, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the ~~master deed~~ and by-laws; and (f) all applicable government and zoning regulations.

PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

File Number: GRN-1901950SSO

unimproved ☐
This is improved ☒ property, known as 1810A Sherwood Lane, Nashville, TN 37216

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 9 day of April, 2019

Brandon Lee Lenzmeier by Rachel Lenzmeier, as attorney in fact

Rachel Lenzmeier

STATE OF Tennessee

County OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Rachel Lenzmeier, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of the said Brandon Lee Lenzmeier, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said Brandon Lee Lenzmeier, for the purposes therein contained.

Witness my hand and official seal, this the 10th of April, 2019.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

File Number: GRN-1901950SSO